

NOTICE OF PUBLIC HEARING

Pursuant to the provisions of Utah Code Ann. § 17C-1-806, that the Carbon County Redevelopment Agency (the “Agency”) will hold a public hearing on the draft project area plan for the proposed East Ridge Road Park Community Reinvestment Project Area (the “Project Area”) to be held September 20, 2021, at 4:30 p.m., or as soon thereafter as possible, in the Carbon County Commission Chambers, 751 E 100 N, Price, Utah 84501. The purposes of the public hearing, as required by Utah Code Ann. §§ 17C-5-104(3)(e) and 17C-5-302(2)(e), as amended, will be to: (1) allow public comment on the draft Project Area Plan for the Project Area (respectively, the “Project Area Plan”); (2) allow public comment on the Project Area Plan and whether each should be revised, approved or rejected; and (3) receive all written objections and hear all oral objections to the Project Area Plan. A map and legal description can be found <https://www.carbon.utah.gov/notices> or by contacting Carbon County. Property tax revenue resulting from an increase in valuation of property within the Project Area will be paid to the Agency for project area development rather than to the taxing entities to which the tax revenue would otherwise have been paid if one or more taxing entities agree to share property tax revenue under an interlocal agreement and the project area plan provides for the Agency to receive tax increment. The Agency intends to enter into Interlocal Agreements with one or more taxing entities to collect the new tax revenue created by the increase in value of the parcels described in the Plan. These property tax revenues will be used for the following: mandatory housing allocation as required by statute, payment and reimbursement of infrastructure costs, incentives to developers, Agency administrative expenses, and other expenditures as authorized by law. These property taxes will be taxes levied by the following governmental entities: Carbon County, Carbon School District, Carbon Water Conservancy, Price River Water Improvement District, Wellington City, and Carbon County Municipal Service Fund. All of the property taxes to be paid to the Agency for the development in the Project Area are taxes that will be generated only if the Project Area is developed. All concerned citizens are invited to attend the project area plan hearing as noted above. Any interested parties may submit to the Agency comments concerning the subject matter of the hearing before the date of the hearing. Any person objecting to the proposed Project Area Plan or contesting the regularity of any of the proceedings to adopt the Project Area Plan may appear before the board at the hearing to show cause why the Project Area Plan should not be adopted. The draft Project Area Plan is available for inspection at the Agency offices located at 751 E 100 N, Price, Utah 84501 during regular business hours. All taxing entities are invited to consult with the Agency regarding the Project Area Plan prior to the hearing. If any interested person desires to meet or has questions, please contact Rita Vigor at (435) 636-3295.